

**Claridge Pointe Homeowners Association
Board of Directors Meeting
March 14, 2016**

Board Present

Harry Tolles – President/ Treasurer
Janine Lindsey - Secretary
David Tinder - Director

Management

Terri Kenyon – Super. CAM
Gary Kenyon – CAM

Membership

List on File

Absent

Justin Dunn – Vice President (excused)

1. Call to Order/Roll Call

Board President, Harry Tolles, called the meeting to order at 6:28pm. The meeting was held in the Conference Room at the Office of Kenyon & Associates, Inc. 645 Sierra Rose Drive, Suite 104, Reno, NV 89511. A quorum was established with three of four Board Members present.

2. Membership Open Forum-Agenda Items

No comments were made at this time.

3. Approval of Corrected Minutes-November 9, 2015

As read into January 11, 2016 minutes by Terri Kenyon and Harry Tolles
Harry Tolles made a motion to accept the amended and corrected minutes from the Board Meeting of November 9, 2015. Janine Lindsey seconded. The motion carried with a vote all in favor.

4. Approval of Minutes- January 11, 2016

Board reviewed the January 11, 2016 minutes.

Harry Tolles made a motion to accept the January 11, 2016 minutes as written. Janine Lindsey seconded. The motion carried with a vote all in favor.

5. Approval of Financial Statements

a.) Review of Bank Statements through January 2016

Harry Tolles discussed the issues with the checks for American Family asked management for the actual contract and invoice from American Family. Mention was not on the agenda for January for the insurance renewal. Terri Explained the payments for American Family how the invoices are sent separately for each policy.

Management submitted financials through January 31, 2016. President/Treasurer, Harry Tolles reported the Bank Balances as of January 31, 2016 with the CD Reserve Account Balances a total of \$42,351.64, cash on hand Reserve Deposits \$179,018.99 and available reserves are currently \$221,370.63. The operating account cash on hand of \$38,377.30 outstanding checks of \$10, 359.92 and outstanding invoices of \$12,592.02 so have available Operating of \$15,844.36

Harry Tolles made a motion to accept the financial statements through January 2016 as presented, subject to the yearend audit. Janine Lindsey seconded. The motion carried with a vote of all in favor. The Board received copies of the bank statements.

6. Old Business

a.) Reserve Issue Asphalt Crack Seal & Repairs

Harry Tolles asked the board and management to keep on Agenda. Management presented the Board with three bids; SNC for crack seal repairs \$1,595 and Linear ft. of

\$1,605, Vega for crack seal repairs of \$3,700 and Linear ft of \$2,507 and Black Rock for crack seal repairs of \$1,494 and Linear ft of \$1,800.00.

Harry Tolles made a motion to approve the bid from SNC of \$1,595 to fill the asphalt cracks. David Tinder seconded. The motion carried with all in favor.

b.) N Claridge Pole w/ LED light, access for Camera & Keypad Install- Update-

The board complimented the work completed for the lights and confirmed the projected is completed.

c.) Gate Surveillance- Solutions-

Harry Tolles asked for Board approval to talk to various contractors about different products that are on the market. Harry Tolles informed the Board will come back to next meeting with specs.

Harry Tolles made a motion to for board to authorize Harry Tolles to talk with contractors for solutions. Janine Lindsey seconded. The motion carried with a vote all in favor.

d.) Artificial Turf Maintenance Work Status

Gary Kenyon informed the board waiting for the contractor to meet him on property to start working on bids for board to review. Janine Lindsey asked in the future can there be an alternative to changes the turf since have only one company to maintain the turf. Postponed for next meeting.

e.) Installation of Car Bollard by New Light Pole- Status-

Harry Tolles presented a picture to the board of the south lamp post were is ready to come down suggested putting in S Claridge end.

Harry Tolles made a motion to relocate the bollard on the approved contract with Artistic Fence to protect the S Claridge light pole. Janie Lindsey seconded. The motion carried with a vote all in favor.

f.) Curb damage at 7895 Brookshire by snow Plow-

Harry Tolles asked management to get proposals for 7895 curb damage along with 7C. under new business South Claridge Mailbox Curb Alterations (7605SC request wheel chair access.)

g.) American Arborist- Urban Forest Development- update

Gary Management reported the project has been completed February first and February 3.

7. New Business

a.) Claridge Pointe Management- Bids-

The Board reviewed three management proposals; Associa Sierra Nevada at \$1,200 a month for 101 units, Western Nevada Management at \$1,414 per month and EBMC at \$950 a month.

Harry Tolles made a motion to accept Asscia Sierra Nevada management proposal at \$1,200 Starting June 1, 2016. David Tinder seconded. The motion carried with a vote all in favor.

b.) Reserve Issue Annual Vehicle Gate Maintenance-

Harry Tolles were beginning project but there was a power outage. Entrance gate battery entrance has been replaced the exit gate back up battier is being replaced.

c.) South Claridge Mailbox Curb Alterations (7605SC request wheel chair access)-

Management will be getting proposals combined with 6F. 7895 Brookshire.

8. Management Report

Management handed out the new NRS books of \$11 each.

9. Executive Session Report

Management reported that during the executive session prior to this Board of Directors help a hearing and took the appropriate action per the rules and regulations and the advice from the associations attorney they also reviewed the delinquency's.

10. Claridge Pointe Correspondence

a.) 7770 NC – Lawn Damaged by snowplow

Reviewed, no action until Spring 2016.

b.) 7605 SC Curb Alterations for Wheel Chair Access

Our Attorney advised that 7605 SCP was responsible for their own driveway.

c.) 7605 SC – Curb Alterations for Wheel Chair Access

The board authorized bids for wheel chair access to the South Claridge mailboxes.

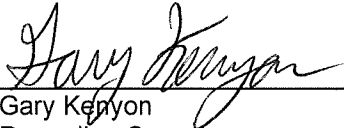
11. Membership Open Forum

No comments were made at this time

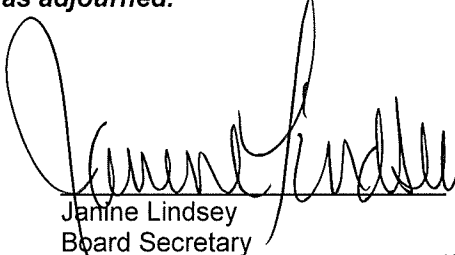
12. Adjournment

With no further business to discuss, *Harry Tolles made a motion to adjourn to Regular Session Board Meeting at 7:43 pm. Janie Lindsey seconded. The motion carried with a vote of all in favor and the meeting was adjourned.*

Respectfully submitted by:



Gary Kenyon
Recording Secretary



Janine Lindsey
Board Secretary